

18.10.19

Dear Mr Gibb,

Thank you for this appointment. I represent many Middleton on sea residents concerned about the latest proposed development of the old poultry farm on Yapton Road. It is three years since you were helpful to Louise Alger in her campaign to protect trees with a TPO order when 13 houses were planned for this site. No development took place then and now the situation has become more serious.

On 22nd August Frontier Estates presented an exhibition of their plans to build a 66 bed care home site. So many local residents were unhappy with the limited and inadequately researched details that we have successfully got as far as the Parish Council turning down the application. It will be decided finally by Arun District Council on November 6th, the deadline for letters of protest being October 25th.

It is our fear that many of them may not know this site as they live in other areas, heeding convincing arguments only from Frontier Estates

Our reasons for the unsuitability are as follows:

Planned access to the site is a narrow gap between houses, then across a popular footpath with a sharp turn right, then left onto the site. This cannot be achieved without harming the protected trees and their roots.

The huge building will be a blot on the landscape, requiring constant flow of staff and all the services needed for such a commercial proposition.

The local surgeries are already fully stretched without taking on a further needy group of 66 residents.

Comet Corner and Yapton Lane are hazardous enough without all the extra traffic this will incur. (Highways safety may already be involved here)

Bat boxes and hedgehog houses are not likely to be occupied after this wildlife area is disturbed although it

sounds good on paper. It is a hunting ground for a pair of Barn Owls, great crested newts have been seen and is home to bats

Misleading and worrying information:

Saying the ash trees had canker was untrue as confirmed by several independent professional Assessors. (see picture)

The ancient footpath has been sold to Frontier Estates without any local display of this change of use

The whole area is littered with asbestos. The removers of this may have protected suits and as there is so much of it how would residents also be protected from breathing particles of it

Parking spaces for the home have already been increased by 3 from 26 to 29. This is inadequate especially at staff changeover times so Silver Birch Drive and each cul de sac will probably be used

Apparently West Sussex have stated that flooding may be an issue only every 100 years yet long

term local residents confirm that this has occurred in 1963, 1993, 2012, 2013, 2014. Sewage from 66 bedrooms and other toilets will have to pass through the notorious Elmer Pumping Station

We were told that staff will not use many cars because they will arrive by bicycle or bus or car Share. This is nonsense since there are no buses at weekends, the bus stop is beyond an unlit lane. Car-share is unlikely if staff come from various locations and cycling is often only weather permitting

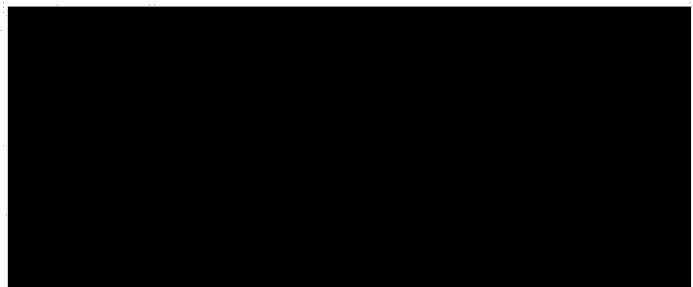
The answer given to me concerning the problem of heavy lorries and their disturbance was that there would be only one lorry at a time !

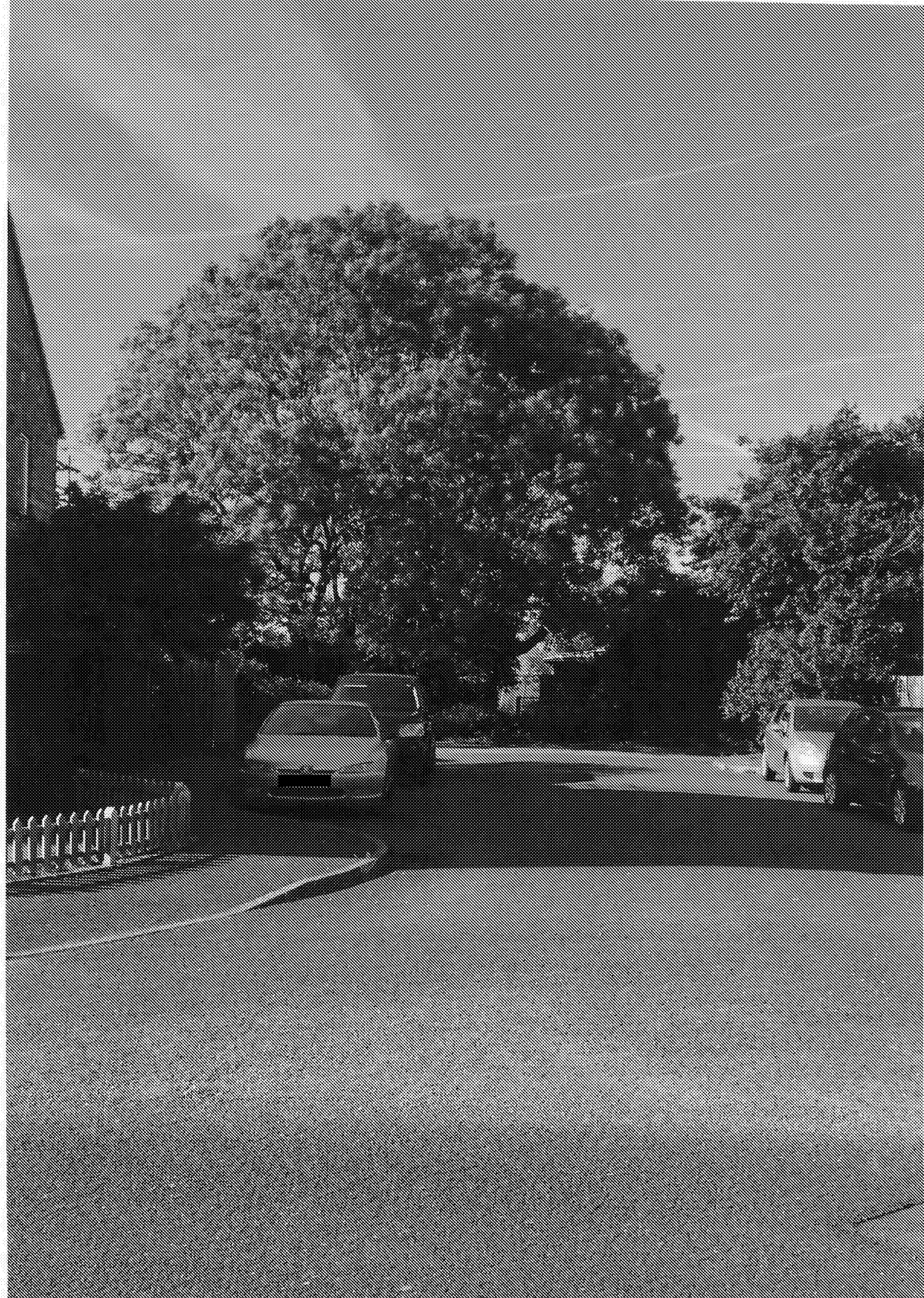
When I queried the effect of all the lighting needed I was told it would be low level. This is also unlikely considering the safety of all the possible visitors, ambulances etc

The disturbance to a quiet neighbourhood in our village is not fully taken into account. If the plans are passed we have no redress on how it will look. The proposed computer images are only examples and not exactly what would be built or how.

We recognize that the area needs to be cleared as it has been left derelict for ten years by WSCC taking no responsibility for even the maintenance of the public footpath

We need your help, please to fight the big boys and be heard! Even the number of protest letters to ADC are inaccurate!
Please come and look at it.





31/5/19

UPDATE – THIS AFFECTS YOU

YOUR HELP IS URGENTLY NEEDED

Frontier Estates' Planning Application M/80/19/PL for a 66-bedroom Dementia Care Home on the derelict Poultry Farm on Yapton Road will damage our village. Access will be via the spur road on Silver Birch Drive. This is totally unsuitable.

NB: Frontier Estates have purchased the whole length of the footpath!

You may object to a Care Home being built there at all. You might at least agree that if it goes ahead, access off Silver Birch Drive is entirely unsuitable for heavy construction vehicles and equipment, as well as cars, vans, ambulances, delivery and refuse vehicles etc and the cars of the 100 or so Care Home staff.

Please write to or email Arun District Council, stating your objection(s). You could object on the basis of any or all of the following, in your own words. Objections are per person, not per house: numbers count here.

- Overdevelopment: this would be almost the biggest building in Middleton, at the entrance to the village and out of character with existing property, namely housing.
- Highway safety: huge growth in the number especially of commercial vehicles, at Comet Corner, on Yapton Road and Silver Birch Drive, with more still when the A259 is dualled. Fast-moving traffic, ambulances, delivery and refuse lorries 24/7 in a residential area are extremely hazardous for children and families.
- Flooding and sewage: the whole area from the care home site up to the A259 is prone to flooding. All surface water runs to the ditch beside the footpath south of the care home and into Yapton Road's main drain, then north to Comet Corner and eventually into the sea. Heavy rain results in flooding at Comet Corner and the Duke's Motors roundabout. A 66-bed care home would produce a lot of sewage: the village's foul drains are already at capacity, and frequently go into surcharge.
- Inadequate site parking: only 29 spaces at the Care Home is not enough for the expected 100 staff. Even with car sharing there will be many more vehicles at change-over of shifts. Daytime numbers will be much higher. Visitors (residents' friends and family PLUS doctors, specialists, hairdressers, chiropodists, maintenance staff, cleaners and entertainers) will have to park outside, on already busy roads.
- Interference with the footpath: a long-established Public Right of Way, much used by dog walkers as well as children.
- Damage to and probable death of two Ash trees and a Maple with Tree Preservation Orders (TPOs) on them. Driving over their roots could kill them.

Please **WRITE NOW** to Karl Roberts, Group Head of Planning, Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF or EMAIL karl.roberts@arun.gov.uk Don't forget to quote M/80/19/PL. The deadline is 24th October. **Please also tell all your friends!**

Middleton Parish Council's Development Control Committee will again consider this Planning Application on Wednesday 16th Oct at 6.30 pm in the Jubilee Hall. Please try to attend this meeting.